

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

March 17, 2003

Regular Meeting

The regular meeting of Council was called to order by President Klemack at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer, a moment of silence and the Pledge of Allegiance, roll was called and the following members were present:

*Vaughn Radi   Bob Hatley   Maria Klemack   Budd Eversman   Bill Saxton*

1. Mr. Saxton moved to dispense with the reading of the previous meeting minutes and approve as written; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

2. President Klemack recognized the Mayor for two presentations. The Mayor requested that Council join her for the presentation of a Joint Proclamation to the Dispatchers and the Fire Fighters who, through their heroic actions, saved two lives from a fire in the apartments on Parlin Drive. The Mayor then recognized Jeff Hammond and Kim Conrad, Parks & Recreation Dept., for receiving the 2002 Gold National Aquatic Safety Award for the lifeguards at the Big Splash.

3. President Klemack read the agenda items and they were approved by unanimous consent.

**The Chair recognized Mr. Saxton, Chairman of the Lands & Zoning Committee, for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-95-02 (Approve the Rezoning of 22.917 acres located at 2552 Demorest Road from SF-1 to R-2) was given its second reading and public hearing.

Mr. Don Plank, attorney for petitioner, explained that this had been postponed many times in order for the Development Plan to catch up to the rezoning. He requested approval this evening.

There being no additional questions or comments, Mr. Saxton moved it be approved; seconded by Mr. Radi.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

2. Ordinance C-18-03 (Approve the Rezoning of 25.08 acres located East of Haughn Road and South of Longridge Way from SF-1 to PUD-R) was given its first reading. Second reading and public hearing will be held on April 21, 2003.

3. Resolution CR-12-03 (Approve the Development Plan for Pine Grove located on the Northeast Corner of Big Run South and Demorest Roads (Weygandt)) was given its reading and public hearing.

Mr. Saxton moved to amend Section 1, in part, to read: “. . . ., except for Stipulation #7 and including the following stipulation shown in Exhibit A”, attached hereto and made apart hereof seconded by Mr. Eversman.

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

Mr. Donald Plank, attorney for petitioner, stated that there was an outstanding issue at the last meeting about the right-of-way. The new stipulation just added by Council as Exhibit “A” addresses this issue. Mr. Saxton asked Mr. Plank if he was aware of the other eight stipulations. Mr. Plank said they were and agreed to the remaining eight.

There being no additional questions or comments, Mr. Saxton moved it be approved, as amended; seconded by President Klemack.

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

4. Resolution CR-16-03 (Approve the Development Plan for McDowell Road Commercial Center located at 3377 McDowell Road) was given its reading and public hearing.

Mr. Charles Boso, Jr., representing petitioner, stated that Planning Commission approved this petition with three stipulations that they were aware of and would comply with. Mr. Eversman asked what the timetable would be for the project. Mr. Boso said he thought construction would begin in approximately 60 – 90 days. Mr. Eversman asked when it would be ready for leasing. Mr. Boso said about 150 days. Mr. Hatley asked who the likely tenants would be. Mr. Boso said he is not handling the rental of the property. He is only doing the construction phase and is not sure what the developer has in mind.

There being no additional questions or comments, Mr. Saxton moved it be approved; seconded by Mr. Eversman.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

5. Resolution CR-17-03 (Approve the Development Plan for Concord Park located at the northeast corner of Holt and Grove City Roads) was given its reading and public hearing.

Mr. Donald Plank, attorney for petitioner was present. He stated that this property has already been rezoned and there are a number of stipulations that they are aware of. He requested that stipulation #2 (requiring a left turn lane on Holt Road) be removed. He stated that they are having issues at the County level regarding curb cuts and turn lanes on Holt Road and Grove City Road. Stipulation #1 addresses this with the flexibility they need to come to a resolution for both roads. Mr. Stage, City Admin., stated that he feels comfortable with removing Stipulation #2, as stipulation #1 keeps us on safe ground to figure that out. Mr. Saxton stated that he believes there will be more traffic on Holt Road and there would be a lot of stopped traffic without the left turn lane. Mr. Plank stated that there is an existing left turn lane on Holt Road that enters the Concord Lakes subdivision, about 500 feet north. Mr. Eversman suggested a traffic study be done. There was further discussion about the placement of turn lanes and curb cuts on the roads. Mr. Plank agreed to put in two left turn lanes (one on each road) if it was deemed necessary.

Mr. Radi stated that he was not enthralled with the lots that abut Holt Road (Lots 48, 47, 28, 21 & 19). He explained that further north, on Lake Lanier Drive is the 30' no-build-zone, with fencing and trees. That was done after several sections of that Project had been approved to dress it up a little. Frankly, it did not accomplish what Council had hoped and he doesn't like perpetuating what's already been done there. He has concerns about the No Build Zones being part of the lots that are being sold. It restricts the placement of the house and the width of a property. Mr. Plank stated that they intentionally tried not to perpetuate that look. That is why they placed the sides of the homes along Holt Road. It is much easier to screen a side yard than a back yard. Instead of getting four or five homes that back up to Holt, you get four that side it and he believes that is a much better treatment. They also agreed to landscape along that side. Mr. Bob Yokum, Rockford Homes, was present and reviewed the layout with Council.

Mr. Saxton asked Mr. Yokum if they would accept a new stipulation that would require the landscaping plan to provide an orderly transition of the Northerly Open Space with the City's Reserve. Mr. Yokum stated that he has discussed this with Mr. Stage and doesn't have a problem with adding that stipulation.

Mr. Saxton moved to amend Section 1. to include the following stipulation: 1. Landscape Plan to provide an orderly transition of the northerly Open Space with the City's Reserve, as approved by the Urban Forester; seconded by Mr. Eversman.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

Mr. Saxton moved to amend Section 1 to exclude Planning Commission's recommended stipulation #2; seconded by President Klemack.

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

Mr. Mark Hawkins, Elginfield subdivision resident, commended Council and the Administration for the efforts to look out for the Township residents, but feels they haven't done as much for the residents of Elginfield. He believes that the water issue he has raised in the past will be addressed with this development. However, he aggressively disagrees with the way the lots are positioned across the properties of Elginfield. He has been told that this portion was already zoned, but was told by the homebuilder that nothing would ever be built back there because of the high-tension wires. He wishes the developer would have taken into consideration the same thing they are trying to do for the township properties across the streets and implement that with the residents of Elginfield. As for a traffic study, he believes it is very much needed. He said getting out of Elginfield onto Grove City Road at 7:40 A.M. takes 15 – 20 minutes. He feels the speed limit needs to be decreased. Mr. Stage commented that the City would like to control that stretch of road and the Holt/G.C. Rd. intersection. If we did, he agrees that the speed limit should be reduced and would be to 35 mph. The street could also be improved.

There being no additional questions or comments, Mr. Saxton moved it be approved; seconded by Mr. Eversman.

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

**The Chair recognized Mr. Radi, Chairman of the Safety Committee, for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-19-03 (Amend Section 1101.08(c) of the Codified Ordinances of Grove City, Ohio titled Plan Content) was given its first reading. Second reading and public hearing will be held on April 07, 2003.
2. Ordinance C-20-03 (Amend Section 1103.06 of the Codified Ordinances of Grove City, Ohio titled Inspection and Recording Site Improvements) was given its first reading. Second reading and public hearing will be held on April 07, 2003.

**The Chair recognized Mr. Eversman, Chairman of the Service Committee, for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-14-03 (Authorize the City Administrator to enter into Multiple Mutual Aid Agreements with Other Central Ohio Jurisdictions for Service Department Related Support) was given its second reading and public hearing.

There being no additional questions or comments, Mr. Eversman moved it be approved; seconded by Mr. Radi.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

Mr. Stage, City Admin., commented that they would like to have this form of Agreement with the School Board and the Township, for a more formal understanding.

2. Ordinance C-15-03 (Amend Chapter 135 of the Codified Ordinances titled Clerk of Council) was given its second reading and public hearing.

Mr. Eversman explained that the attorney who drafted this has asked for a couple of amendments.

Mr. Eversman moved to amend the second paragraph, first sentence, to replace the word governing to controlling and in the third line down, add the word sole in front of "authority to resolve and conclude all matters"; seconded by Mr. Saxton.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

There being no additional questions or comments, Mr. Eversman moved it be approved; seconded by Mr. Saxton.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

3. Ordinance C-16-03 (Accept the Grove City Thoroughfare Map) was given its second reading and public hearing.

Mr. Eversman stated that this map is updated periodically and this also takes in some of the Code changes recently approved. Mr. Stage noted that the Index along the bottom shows the construction drawings for thoroughfares.

There being no additional questions or comments, Mr. Eversman moved it be approved; seconded by Mr. Radi.

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

4. Ordinance C-21-03 (Authorize the City Administrator to Accept a Three-Year Rate Guarantee for Consulting Engineering Services) was given its first reading. Second reading and public hearing will be held on April 07, 2003.

**The Chair recognized Mr. Hatley, Chairman of the Finance Committee, for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-17-03 (Appropriate \$2,363.95 from the General Fund for the Allocation of prior year Auction Proceeds) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by President Klemack.

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

2. Ordinance C-22-03 (Accept and Appropriate \$600.00 from the General Fund for the Current Expense of Police Equipment) was given its first reading. Second reading and public hearing will be held on April 07, 2003.

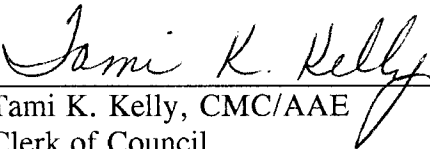
**The Chair asked that any new business to be brought before the attention of Council be done so at this time.**

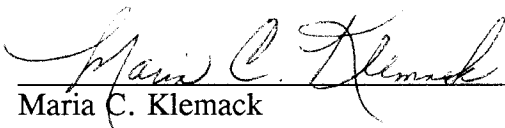
1. A gentleman from the audience, and resident of Meadow Grove, questioned the City's street light plan and if we had a uniform street code. He wondered why we use lights that look pretty in the day, but are not efficient and don't do the job at night. Mayor Grossman commented that when Meadow Grove was first built, yard lights were required rather than street lights. The City has been working very hard to get those subdivisions that don't have street lighting covered. She deferred to Jim Blackburn, Service Director, to discuss the actual lighting plan. Mr. Blackburn commented that we do have a standard lighting drawing and code requirements. Developers are now required to put in street lighting. The Meadow Grove Resident said he didn't understand why we weren't using full cut-off shielded lights. What we have now is not efficient and wastes energy. Mr. Hatley stated that it seems this gentleman had quite a bit of knowledge about this and suggested that he write up his thoughts and recommendations, with statistics and facts, so the City can review and consider it.

**The Chair recognized members of Administration and Council for closing comments.**

1. Mayor Grossman announced that Senator Stivers would be having a Town Hall meeting in the Council Chambers on 3/31/03 for all interested parties. She reviewed upcoming events and road improvements. She spoke of the loss of Paul Massinelli, long-time resident and founder of Massinelli's Market.
2. Council and Administration offered prayers for peace and support for our Troops in Iraq.
3. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:55 p.m.

  
Tami K. Kelly, CMC/AAE  
Clerk of Council

  
Maria C. Klemack  
President